

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: FINAL DESIGNATION OF GARY CHAFETZ
APPROVAL OF FINAL WORKING DRAWINGS AND SPECIFICATIONS
AND PROPOSED DISPOSITION OF PARCEL 19
IN THE KITTREDGE SQUARE URBAN RENEWAL AREA
PROJECT NO. MASS. R-167

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the Kittredge Square Urban Renewal Area, Project No. Mass. R-167, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, Gary Chafetz has expressed an interest in and has submitted a satisfactory proposal for the rehabilitation of Disposition Parcel 19 in the Kittredge Square Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

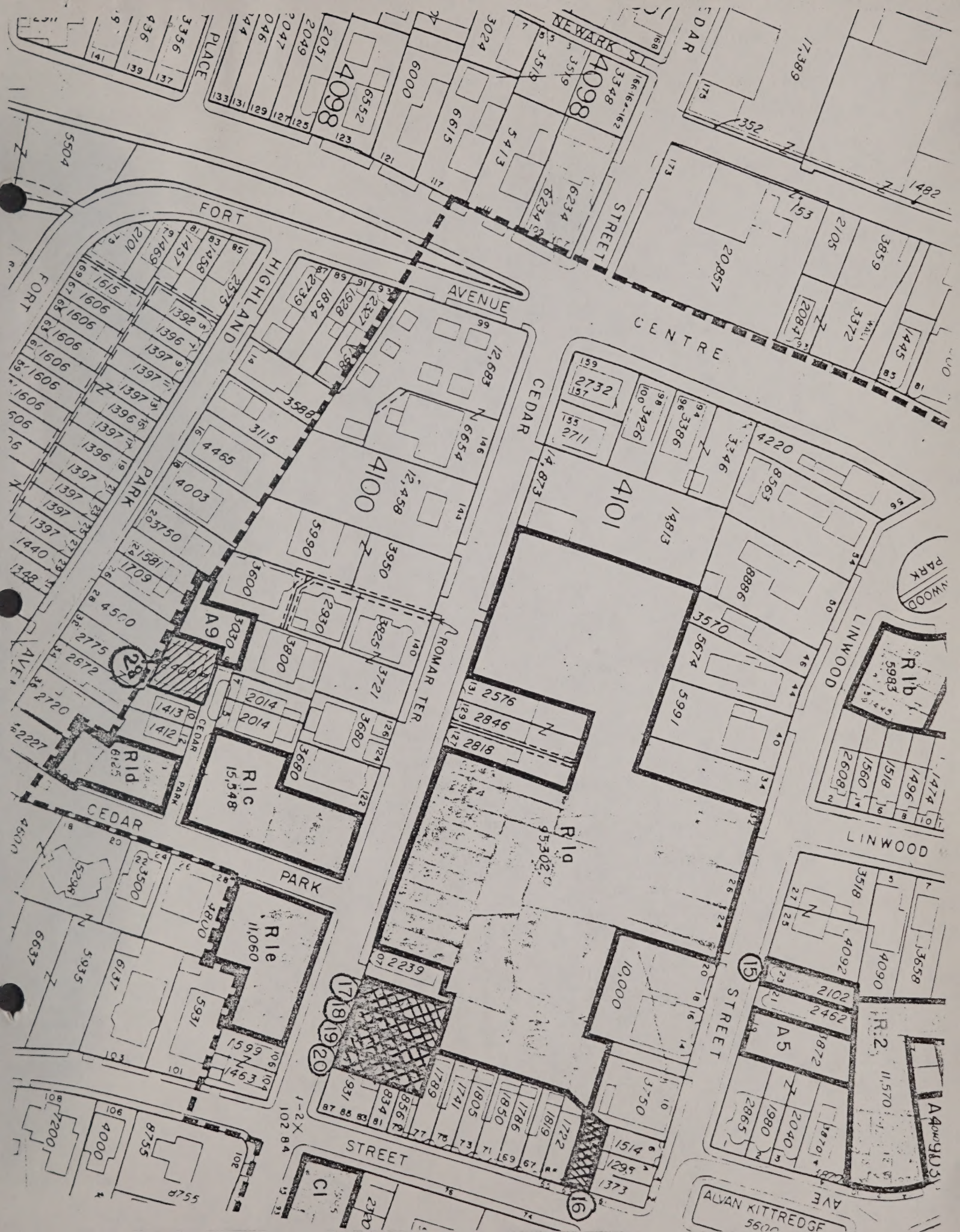
1. That Gary Chafetz be and hereby is finally designated as Redeveloper of Parcel 19 in the Kittredge Square Urban Renewal Area.
2. That it is hereby determined that Gary Chafetz possesses the qualifications and financial resources necessary to acquire and develop the land in accordance with the Urban Renewal Plan for the Project Area.
3. That disposal of said parcel by negotiation is the appropriate method of making the land available for redevelopment.

4. That the Final Working Drawings and Specifications submitted by Gary Chafetz for the development of Parcel 19 conform in all respects to the Urban Renewal Plan for the Project Area, and that said Final Working Drawings and Specifications be and hereby are approved.

5. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

6. That the Director is hereby authorized for and in behalf of the Boston Redevelopment Authority to execute and deliver a Land Disposition Agreement and Deed conveying Parcel 19 to Gary Chafetz, said documents to be in the Authority's usual form.

7. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).



3895

December 13, 1979 12/13

MEMORANDUM

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT J. RYAN, DIRECTOR

SUBJECT: KITTREDGE SQUARE URBAN RENEWAL AREA MASS. R-167
DISPOSITION PARCEL 19, 101 CEDAR STREET
FINAL DESIGNATION OF REDEVELOPER

On November 1, 1979, the Authority tentatively designated Mr. Gary Chafetz as Redeveloper for the rehabilitation of Parcel 19, 101 Cedar Street in the Kittredge Square Urban Renewal Area.

Subject parcel contains approximately 1,728 square feet of land with a three-story brick building thereon.

Mr. Chafetz has obtained a \$10,000 FHA Home Improvement Loan on the property subject to the title, mortgage instruments and other details satisfactory to the Franklin Savings Bank of Boston.

Final Plans and Specifications have been received and approved by the Authority's Rehabilitation and Urban Design Departments for the rehabilitation of this three-story structure into two rental apartments and one apartment where Mr. Chafetz will reside once rehabilitation is complete.

It is recommended, therefore, that the Authority finally designate Mr. Gary Chafetz as Redeveloper of Parcel 19 in the Kittredge Square Urban Renewal Area, and that the Authority approve the Final Working Drawings and Specifications and authorize conveyance of the parcel.

An appropriate resolution is attached.

ATTACHMENT

SUFFOLK
FRANKLIN
SAVINGS BANK



45 FRANKLIN STREET
BOSTON, MASSACHUSETTS 02110
TELEPHONE 617 402-7530

Gary Stephen Chafetz
Deanne Reece Peterson
23 Mount Vernon Street
Boston, Massachusetts 02108

November 28, 1979

Dear Mr. Chafetz and Ms. Peterson:

Re: 101 Cedar Street
Roxbury, Massachusetts 02119

Your application for an FHA Home Improvement loan on the above property has been approved and this bank agrees to make such a loan subject to the title, mortgage instruments, and other details being satisfactory to this bank and subject, further, to the terms and conditions shown below. This Commitment Letter Is Only Good For 30 Days From The Above Date.

In accordance with Federal and Massachusetts law, we are enclosing a Disclosure Statement for all parties contracting this loan. You should read these papers carefully. If you intend to complete this loan, you must date and sign the copy of this letter and the Disclosure Statement where indicated and return the signed forms in the enclosed return envelope. Upon receipt of these documents, we will furnish you Notice of Right of Rescission forms as are required by law. Again, under Federal and Massachusetts law, this loan cannot be closed until at least three business days after you have signed your Notice of Right of Rescission form.

We request that you make arrangements to visit our Personal Loan Department at 45 Franklin Street, Boston, Massachusetts after the Rescission period of three business days has expired. At this time we will require you to sign the promissory note and a mortgage.

If you have any questions regarding the completion of this loan, please contact our office at your earliest convenience.

Very truly yours,

Susan Pierce

Susan Pierce
Credit Representative

Amount: \$10,000.00 Term: 120 months Rate: 13.00%
Payment: \$ 149.32 for interest and principal, payable monthly

I/We hereby accept the above commitment and agree to complete the transaction in accordance therewith.

Date: _____

G.S.C.

D.R.P.

